045.0	0004	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,954,200 /	1,954,200
					USE VALUE:	1,954,200 /	1,954,200
					ASSESSED:	1,954,200 /	1,954,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	
Owner 3:	
Street 1:	24 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .5 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1900, having primarily Brick Exterior and 10746 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	21785.000	1,082,800		871,400	1,954,200
Total Card	0.500	1,082,800		871,400	1,954,200
Total Parcel	0.500	1,082,800		871,400	1,954,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 181.85 | /Parcel: 181.85

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 31806

GIS Ref

GIS Ref

Insp Date 05/01/00

!3818!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	960	FV	1,082,800	0	21,785.	871,400	1,954,200		Year end	12/23/2021
2021	960	FV	1,082,800	0	21,785.	871,400	1,954,200		Year End Roll	12/10/2020
2020	960	FV	1,082,800	0	21,785.	871,400	1,954,200	1,954,200	Year End Roll	12/18/2019
2019	960	FV	954,000	0	21,785.	925,900	1,879,900	1,879,900	Year End Roll	1/3/2019
2018	960	FV	954,000	0	21,785.	675,300	1,629,300	1,629,300	Year End Roll	12/20/2017
2017	960	FV	954,000	0	21,785.	588,200	1,542,200	1,542,200	Year End Roll	1/3/2017
2016	906	FV	954,000	0	21,785.	501,100	1,455,100	1,455,100	Year End	1/4/2016
2015	906	FV	825,300	0	21,785.	490,200	1,315,500	1,315,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:38:05

LAST REV

Date	Time
03/11/16	09:46:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	01-01		1/1/1901		2	No	No		N

USER DEFINED

Prior Id # 1:	31806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2013	1290	Manual	58,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	External Ins	PC	PHIL C
1/10/2014	Info Fm Prmt	EMK	Ellen K
5/1/2000	Measured	263	PATRIOT
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		21785		Sq. Ft.	Site		0	80.	0.50	1									871,400						871,400	

Total AC/HA:	0.50011	Total SF/SM:	21785	Parcel LUC:	960	Church	Prime NB Desc	ARLINGTON	Total:	871,400	Spl Credit		Total:	871,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	3 - Concrete		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89305788
Const Adj.:	1.05858731
Adj $ / SQ:	118.172
Other Features:	15022
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1665868
Depreciation:	583054
Depreciated Total:	1082814

COMMENTS

RIGHT REAR OF BLDG SQUARED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	
---	---	---	---	---	---	---	---	---

REMODELING

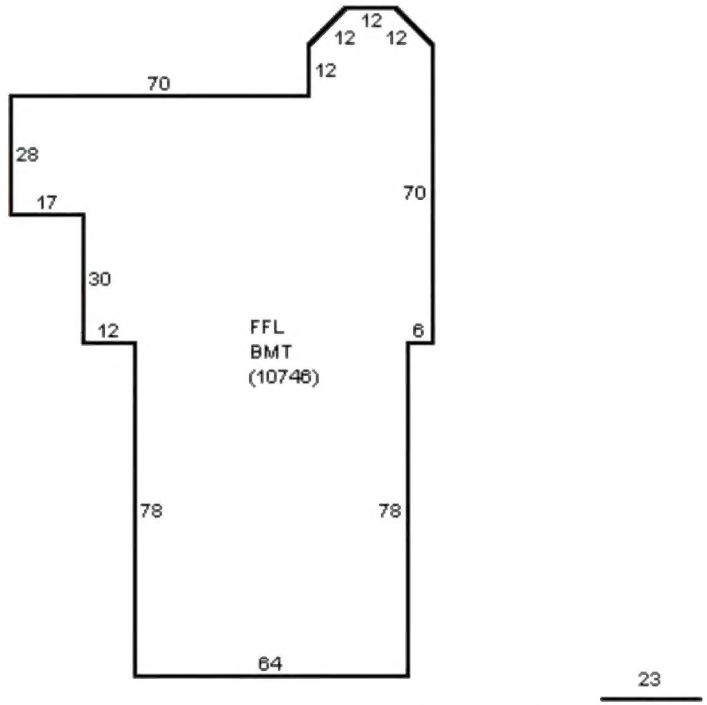
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

Totals		
0		

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.17
Special Features:	0	Val/Su Net:	50.38
Final Total:	1082800	Val/Su SzAd	100.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	10,746	35.450	380,964
FFL	First Floor	10,746	118.170	1,269,881

Net Sketched Area:	21,492			Total:	1,650,845
Size Ad	10746	Gross Area	21492	FinArea	10746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---